



# OHIO 811

## PROJECT RENTAL ASSISTANCE



### The Basics

The Ohio 811 Project Rental Assistance Program (811 Program) is a project-based rental subsidy demonstration funded by the U.S. Department of Housing and Urban Development (HUD). The program is designed to expand the supply of housing for extremely low-income, non-elderly individuals with disabilities, and also aims to make available appropriate supports and services under the Ohio Medicaid Plan. Subsidies are used to assist new and existing multifamily housing units that receive any funding from the Ohio Housing Finance Agency (OHFA).

The 811 Program provides integrated affordable housing opportunities for priority populations identified by the 811 Program state partners (811 Partners), including the Ohio Housing Finance Agency (OHFA), the Ohio Department of Medicaid (ODM), the Ohio Department of Developmental Disabilities (DODD) and the Ohio Department of Mental Health and Addiction Services (OhioMHAS). OHFA administers rental subsidies while ODM, DODD and OhioMHAS provide outreach and marketing of the program to Ohio's prioritized populations.

### Eligible Households

Extremely low-income households comprised of one or more adults with a disability that are between the ages of 18-61 are eligible for the program. Households must also be eligible for Medicaid. The subsidy covers the difference between 30 percent of an eligible extremely low-income household's earnings and the 50 percent LIHTC rent limits or HUD's fair market rent, whichever is lower.

### Eligible Properties

Properties applying for funding through any OHFA program or existing properties with at least five housing units may be eligible to apply. Properties cannot have a use restriction for persons with disabilities or individuals over the age of 62. Properties with any form of long-term operating subsidy for all project units, such as a Section 8 contract, cannot participate in the program. Additionally, no more than 25 percent of the total units in the project can be designated for individuals with disabilities, regardless of whether the units receive rental assistance.

A Rental Assistance Contract (RAC), a 20-year agreement between the property owner and OHFA, will establish the rental subsidy calculation and program requirements. The RAC will include a 30-year use restriction on the assisted units to ensure that they remain available for the eligible population.

### Referral Process

A referral network administered by the 811 partners will identify eligible individuals and households that are ready to move in and match them with participating properties. Owners do not need to provide additional services or monitor the services that are being provided to the residents.

### Application and Forms

If you are a property owner or developer interested in participating in this program, download the 811 Application from the OHFA website at <http://www.ohiohome.org/ppd/ohio811.aspx>.

Direct any questions, or additional information requests to Pamela Zinn, 811 Coordinator at 614-466-3943 or [pzinn@ohiohome.org](mailto:pzinn@ohiohome.org), or to Taylor Koch, Senior Asset Manager, at 614-644-6701 or [tkoch@ohiohome.org](mailto:tkoch@ohiohome.org).



57 East Main Street | Columbus, OH 43215  
888.362.6432 | [MYOHIOHOME.ORG](http://MYOHIOHOME.ORG)

**John R. Kasich**, Governor, State of Ohio  
**Sean Thomas**, Executive Director

